CARBONDALE CITY HALL

FIELD INVESTIGATION REPORT

&

PRELIMINARY RECOMMENDATIONS

February 6, 1982

Attendance: S. Robert Powell
Committee to Restore Carbondale City Hall

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Purpose: To evaluate, on a preliminary basis, the existing condition of the building, and to help establish a logical approach to preserving it.

Field Observations

Considering the building's age, its location within a mining region, and the years of obvious neglect, the building appears to be in relatively sound and restorable condition. This preliminary observation should, of course, be substantiated by a comprehensive structural survey, and it should be emphasized that certain items of work must be undertaken in the very near future in order to curb the possibility of further deterioration to vital portions of the building. Specifically, such items include, but are not necessarily limited to:

1. Roof repairs.
2. Pointing and repair of existing exterior brick masonry.
3. Sealing of existing window openings, particularly at upper levels, which are presently unglazed or protected by deteriorated wood sash.
4. Installation of concrete footers beneath interior wood columns at basement level, specifically those resting on earth.
5. Repair of masonry "shelf" supports for roof framing (attic level).

Additional items which must also be addressed, but which are not presently contributing to the building's physical deterioration include:

1. Building code improvements - i.e., proper means of egress from all levels, emergency lighting, alarm systems, including smoke detection, etc.
2. Energy related improvements, including thermal pane windows, attic insulation, and heating system modifications.
3. Replacement of antiquated plumbing and electrical systems.
4. General refurbishing of interior and exterior finishes, including restoration of "remodeled" interior areas.

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